

**Semi-Monthly Planning Meeting
Tuesday, September 25, 2012**

**Preliminary Staff Report
Reconsideration of 2011 Master Plan Proposed Amendments**

Date: September 20, 2012
To: City Planning Commission

Prepared by: City Planning Staff

I. GENERAL INFORMATION

The Master Plan, titled “New Orleans 2030: A Master Plan for the 21st Century”, was adopted by the City Planning Commission in January of 2010 and by the City Council in August of 2010. The City Charter requires that “at least once every five years, but not more than once per calendar year, and at any time in response to a disaster or other declared emergency, the Commission shall review the Master Plan and shall determine, after one or more public hearings whether the plan requires amendment or comprehensive revision. If amendment or comprehensive revision is required, the Commission shall prepare and recommend amendments or comprehensive revisions and readopt the plan.” The Charter requires at least one public meeting for each planning district affected by amendments as well as one formal public hearing.

In the summer of 2011, the City Planning Commission opened a Master Plan Amendment Application period. No application fees were charged for this first year of amendments. Nineteen (19) applications to amend the text of the Master Plan were received. Fifty-seven (57) applications to amend the Future Land Use Map (FLUM) of the Master Plan were received.¹ The public input process for these amendment applications included ten planning district meetings and special public hearings held on December 13, 2011 and on January 10, 2012. The CPC staff’s analysis included review of existing and newly developed plans and documents, meetings with applicants, concerned citizens, and agency representatives.

The CPC staff also proposed Future Land Use Map amendments for many areas where the existing land use and zoning were in conflict with the Master Plan’s Future Land Use designation. The City Planning staff generally proposed FLUM categories that would result in fewer non-conforming uses, while still considering land use trends of the particular area. In these cases where the staff proposed a FLUM amendment, the subject area was mapped and the proposal displayed at public meetings and on the CPC website.

At its February 14, 2012 meeting, the CPC adopted amendments to the Master Plan. The CPC forwarded those amendments to the City Council, which had ninety days to adopt, reject, or propose modification to the amendments. At its June 28, 2012 meeting, the Council approved the CPC’s action on most amendments and referred fifteen amendments to the Commission for reconsideration, public hearing and comment. By

¹ Applications with multiple components were bundled according to the common applicant and planning district.

City Charter requirement, these fifteen amendments include all amendments where the Commission's vote resulted in "no action." The Commission has sixty days to consider and provide a recommendation to the Council on the fifteen referrals. After the CPC acts on the referrals, the City Council will have forty-five days to take final action on the proposed amendments.

Each amendment request is analyzed in the following report sections according to: 1) text amendment requests, and 2) Future Land Use Map (FLUM) amendment requests. The FLUM amendments are organized by planning district. **New analysis is shown in bold font.**

II. RECONSIDERATION OF TEXT AMENDMENTS

Text Amend. 14 Various text changes that address clarification of the university's historic status, discussion in the plan related to university programs, Tulane medical facilities as part of a map of the medical district, and discussion of higher education as an industry.

Applicant: Tulane University (Amendments 14.1-14.8)

Text Amend. 14.1 Applicant's explanation of requested change: *Tulane University's Uptown campus is listed on the National Register of Historic Places but is not a National Historic Landmark. The amendment request is to distinguish between designation of landmark and designation of place.*

Amend text as follows:

Historic-Landmarks Sites

- *An historic landmark is a building, structure, site or object that is recognized for its cultural, social, economic, political, archeological, and/or architectural significance. Generally, they are at least 50 years old.*
- *There are approximately 37,000 buildings within New Orleans' National Register Districts.*
- *The National Register currently lists 140 historic sites ~~landmarks~~ in Orleans Parish, including houses, neighborhoods, churches, cemeteries, public plazas, statues, ~~and~~ monuments and the campuses of Xavier, Tulane, and Dillard Universities, ~~the~~ The St. Charles streetcar line, and two steamboats! are designated National Historic Landmarks.*

Requested Location: Volume 2, Chapter 6 "Historic Preservation," pg. 6.2

Original Staff
Comments:

To gain a better understanding of the use of the term “Landmark” in this context, the staff reviewed information about National Historic Landmarks Program and the National Register of Historic Places, from the National Park Service and the Louisiana Division of Historic Preservation’s National Register websites, respectively. The staff also consulted with National Trust for Historic Preservation and Historic District Landmarks Commission staff. Since the use of the term “Landmark” could imply formal designation as a National Historic Landmark, the staff agrees that the Master Plan text passages cited above should be clarified to make the distinction. According to their websites, there are currently approximately 143 places in the city designated as National Register of Historic Places, and 25 sites designated as National Historic Landmarks. Tulane, Xavier and Dillard Universities are all listed on the National Register of Historic Places, along with the St. Charles Streetcar line and a steamboat. None of those sites are listed as National Historic Landmarks, according to the website listings.

The staff agrees that the above text should be clarified to alleviate any potential confusion with the use. However, the staff recommends that the suggested text changes should be modified further, as noted here.

CPC Action:

Add requested text as modified by staff, as below:

Historic ~~Landmarks~~ Sites

- *An historic ~~landmark~~ site is a building, structure, site or object that is recognized for its cultural, social, economic, political, archeological, and/or architectural significance. Generally, they are at least 50 years old. Districts can be historic sites as well.*
- *There are approximately 37,000 contributing buildings within New Orleans’ National Register Districts.*
- *The National Register of Historic Places currently lists ~~140~~ 143 historic sites ~~landmarks~~ in Orleans Parish, including houses, neighborhoods, churches, cemeteries, public plazas, statues, ~~and~~ monuments, ~~and~~ the campuses of Xavier, Tulane, and Dillard Universities, ~~the~~ the St. Charles streetcar line, and ~~two~~ one steamboat. are designated National Historic Landmarks.*

Finally, in the course of consulting the appropriate agencies to review these proposed changes, the staff became aware of a few additional places on the page where corrections are needed. These proposed corrections are listed below.

Under “Historic Districts”

- *In New Orleans there are ~~49~~ 20 historic districts and over 140 ~~landmarks~~ sites on the National Register, and 14 that are locally designated (in addition to the French Quarter, which is a National Landmark ~~and has no local protection~~.*
- *Local Historic Districts include Algiers Point, Bywater, Canal Street, Esplanade Ridge, Faubourg Marigny, Garden District, Holy Cross, Irish Channel, Lafayette Square, Lower Garden District, Picayune Place, St. Charles Avenue, Treme, Vieux Carre (state-designated historic district), and the Warehouse District.*

Reconsideration: **There is no opposition to this portion of the text amendment. The CPC staff maintains its original recommendation.**

Recommendation: **Approval**

Text Amend. 14.2 Applicant’s explanation of requested change: *Amend to include Higher Education as an industry to preserve and expand. In chart on 9.1 Higher Education is included in concept under item #3, in the group of “other established industries.” Charts on 9.7- 9.9 should include a strategy section for Higher Education, while Goal 3 (starting on p. 9.19) should include text related to these goals.*

- a. Higher Education students are 18% of the population.*
- b. Higher Education employs approximately 15,000 FTE.*
- c. Higher Education brings in over \$245 million in research funding for the city. Tulane alone brings in \$146 million annually.*

Amend text as follows:

Strategies: *Preserve and strengthen higher education as an established employment sector*

Actions: *Foster policies and promote funding that support institutions of higher education in the knowledge-based economic growth of the city, in the development of the local workforce, and as significant contributors to the job sector.*

Who: *Universities; city officials, local economic leaders*

When: *First five years*

Resources: *State, federal and private funding, local policies*

Requested Locations: Volume 2, Chapter 9 “Enhancing Prosperity and Opportunity,” in the chart on p. 9.9, and in the text under Goal 3 starting on pg. 9.19

Original Staff

Comments:

This recommended text change would add information on higher education specifically as an established industry, thus giving it increased prominence as an industry that contributes to local prosperity and opportunity. The information would be inserted under the Goal of “Preservation and expansion of established industries.” The staff agrees that higher education deserves higher prominence in this section. Even though higher education is mentioned under Goal 6 later in the chapter, that goal is focused on workforce development, so it makes sense to feature higher education as an industry as well. Greater New Orleans Inc.’s website describes the Greater New Orleans Region’s “*diverse and strong base of higher education institutions*” that “*provide strong educational services, serve as a hub of research activity and related entrepreneur development, act as active community participants, and play an important role in preparing a skilled regional workforce across multiple industries.*”² Because of the importance of higher education to the local economy, the staff agrees with the recommended text change.

CPC Action:

Add recommended text as follows, but time frame should be “ongoing” rather than “first five years.”

Strategies: *Preserve and strengthen higher education as an established employment sector*

Actions: *Foster policies and promote funding that support institutions of higher education in the knowledge-based economic growth of the city, in the development of the local workforce, and as significant contributors to the job sector.*

Who: *Universities; city officials, local economic leaders*

When: *ongoing*

Resources: *State, federal and private funding, local policies*

Reconsideration:

The public concerns expressed relative to portions of Tulane University’s text amendment proposal are that the changes will give universities “carte blanche” to develop within campus boundaries and strengthen their position to expand outside of campus.

² <http://gnoinc.org/industry-sectors/higher-education> November 2011

There is some misperception that the requested text change is tantamount to Tulane seeking an Industrial future land use designation. This seems to be based on the use of the term “industry” in the request -- part of the text amendment in question proposes identifying higher education as an established industry to “preserve and expand.” In fact, the Master Plan already uses the term “industry” to refer to other economic sectors – for instance, the tourism, arts and culture sectors are also referred to as “industries.” This proposed change would add higher education to that “industries” list. Tulane’s main campus is currently designated as Institutional on the Future Land Use Map, and the university has not requested an Industrial designation for any of its properties.

The CPC staff concurs that higher education plays an important role in the city’s economic development. This role is recognized in Volume 2, Chapter 9, Goal 6 of the Master Plan with the language “[m]aintain and strengthen the role of higher education in economic development.” To better address concerns of inappropriate expansion and grouping higher education with other industries to “preserve and expand,” the staff recommends placing the additional language under the adopted Goal 6.

Recommendation: Modified approval to amend text as follows:

6A. Strategies: *Maintain and strengthen, as appropriate, the role of higher education in employment and economic development.*
Actions: *Foster policies and promote funding that support institutions of higher education in the knowledge-based economic growth of the city, in the development of the local workforce, and as significant contributors to the job sector.*
Who: *Universities, city officials, local economic leaders*
When: *ongoing*
Resources: *State, federal and private funding, local policies*

Text Amend. 14.3 Applicant’s explanation of requested change: *Amend by removing section related to rebuilding Tulane engineering. Change language to include science, technology, engineering and bio-medical research programs at local universities.*

Amend text as follows:

~~3.T-Continue to rebuild~~ Support science and engineering programs in city universities.

~~Science and e~~Engineering programs play an essential role in producing workforce to serve the advanced manufacturing industry and generate the research and development activities that attract industry firms. After Hurricane Katrina, university programs were pared back and are still in the rebuilding process.

ACTIONS:

- Enhance city-university relationship to promote research-based economic development.
- Support and strengthen existing ~~the continued rebuilding of Tulane and UNO~~ engineering programs at local universities and colleges.
- Encourage development of new applied sciences and engineering ~~additional programs in higher education in emerging areas of specialization and industry development.~~ additional- (i.e. Tulane's in development undergraduate engineering physics programs and graduate materials science and engineering programs.

Requested location: Volume 2, Chapter 9, p. 9.25

Original Staff

Comments:

This text change would fall under the discussion of “Advanced Manufacturing,” under Goal 3, “Preservation and expansion of established industries.” The staff agrees that there is no need to include in the Master Plan discussion of programs at specific institutions of higher learning. Rather, it is more appropriate for the Master Plan to present general guidelines for the higher learning community as they support advanced manufacturing. Therefore, the staff has no objection to the requested change.

CPC Action: Add requested text as submitted to Volume 2, Chapter 9, pg. 9.25.

Reconsideration: **There is no opposition to this portion of the text amendment. The CPC staff maintains its original recommendation.**

Recommendation: **Approval**

Text Amend. 14.4 Applicant’s explanation of requested change: *Amend bullet point 3.X to remove reference to UNO and Tulane as specific universities to develop petroleum engineering. Remove reference to specific graduate engineering to be more general.*

Amend text as follows:

Under Goal 3.X, *Attract and retain scientific, engineering and technical talent*, change the text of the Action as follows:

Action: Work with local colleges and universities (~~UNO and Tulane~~) to explore options for petroleum engineering specializations in their ~~graduate~~ engineering programs and develop internships or connections with local firms.

Requested location: Volume 2, Chapter 9, p. 9.26

Original Staff

Comments: For the same reasons as stated above under Text Comment 14.3, the staff has no objection to the requested change.

CPC Action: Add requested text as submitted to Volume 2, Chapter 9, p. 9.26

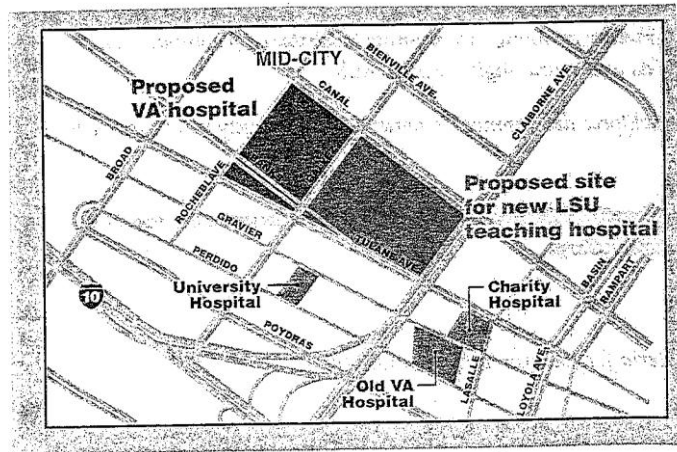
Reconsideration: **There is no opposition to this portion of the text amendment. The CPC staff maintains its original recommendation.**

Recommendation: **Approval**

Text Amend. 14.5 Applicant's explanation of requested change: *Amend map of Medical District to include Tulane Health Sciences and Tulane Hospital as well as NOBIC and LCRC. Amend the map further to identify "LSU teaching hospital" as the "University Medical Center" (see proposed map).*

Change map as noted on the Modification below:

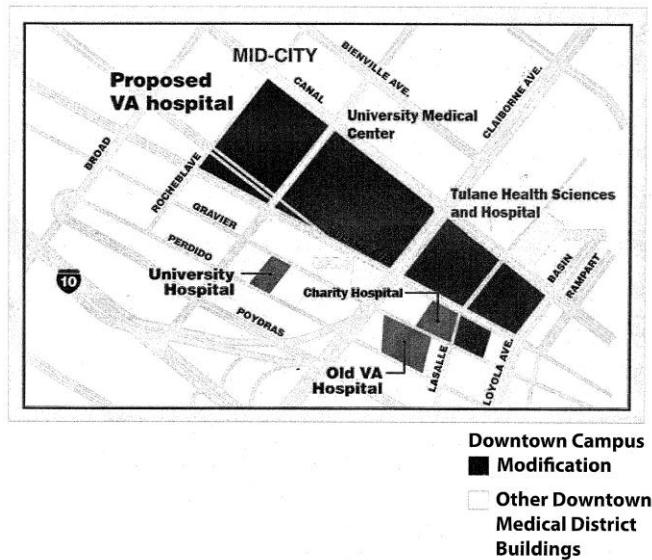
Original map:



9.28 | PLAN FOR THE 21st CENTURY: NEW ORLEANS 2030

Modified map:

Modification to map from Vol. 2 pg 9.28



Requested location: Volume 2, Chapter 9, p. 9.28

Original Staff

Comments: The above map appears in a two-page sidebar in Chapter 9 entitled, "A state-of-the-art medical district will require a new level of city-planning leadership."

Tulane’s main proposed change is to re-label the area bounded by Claiborne Ave., Basin St., Tulane Ave., and Canal St., and to label that area as the *Tulane Health Sciences Center*. Tulane also proposes deleting the label, “Proposed site for new LSU teaching hospital” and changing it to “University Medical Center.”

The staff agrees with the suggestion regarding “University Medical Center,” since the project is commonly referred to with that name. In addition, the staff recommends deleting “Proposed” from the label for the VA hospital, as work on that site is underway.

Regarding the inclusion of the area bounded by Claiborne Ave., Basin St., Tulane Ave., and Canal St., with an area labeled Tulane Health Sciences Center, using the Orleans Parish Assessor’s office website, the staff has indentified within those boundaries multiple properties owned by Tulane, and multiple properties owned by others. This also appears roughly consistent with a map of the Tulane University Downtown Campus as shown on the university’s website. While the staff understands the intent to acknowledge the Tulane health facilities on a map that appears in the text for illustrative purposes only, the staff wants to make sure that the map does not leave the impression that all of the land within those boundaries is Tulane land. Therefore, the staff recommends that CPC work with Tulane to create a map that more specifically reflects Tulane properties.

CPC Action:

Approval to:

- Revise labels on map on pg. Volume 2, Chapter 9, pg 9.28 as suggested.
- Revise the map insert on Volume 2, Chapter 9, pg. 9.28 to more specifically reflect the Tulane Health Sciences Center sites.

Reconsideration:

There is no opposition to this portion of the text amendment. The CPC staff maintains its original recommendation.

Recommendation:

Approval

Text Amend. 14.6

Applicant’s explanation of requested change: *Amend to include a Campus District in the Summary of Land Use Strategies and Actions in regards to preserving land for development by large employers, i.e. universities. Chart Strategy section “Preserve land for large employers” should include general language to allow for expansion.*

Amend text as follows:

Create new and strengthen existing districts that accommodate large office, medical and educational employment centers.

Requested location: Volume 2, Chapter 14, “Land Use Plan,” page 14.6

Original Staff

Comments: The requested change would simply clarify one action item under the “Preserve land for large employers” strategy on the land use plan chart. The suggested text clarifies that there are existing districts for this use, beyond the potential for new such districts.

CPC Action: Add requested text as submitted to Volume 2, Chapter 14, pg. 14.6 under Actions (fourth action in chart on that page).

Reconsideration: **The public concerns expressed relative to portions of Tulane University’s text amendment proposal are that the changes will give universities “carte blanche” to develop within campus boundaries and strengthen their position to expand outside of campus.**

The Master Plan language currently recommends preserving land for large employers and creating districts that accommodate large office, medical, and educational employment centers. As previously described, the requested change clarifies that there are existing districts for this use, beyond the potential for new such districts. While the CPC staff recommends reaffirming the CPC’s previous approval, public concerns may be addressed by adding “as appropriate” to the strategy.

Recommendation: **Modified approval to amend text as follows:**

Create new and strengthen existing districts that accommodate large office, medical and educational employment centers, as appropriate.

Text Amend. 14.7 Applicant’s explanation of requested change: *Amend “Tulane Institute for Macromolecular Engineering and Science” to read “Tulane Center for Polymer Reaction Monitoring and Characterization.”*

Amend text as follows:

Tulane ~~Institute for Molecular Engineering and Science~~ Center for Polymer Reaction Monitoring and Characterization conducts basic and applied research in polymers.

Requested location: Volume 3, Chapter 9, p 9.13

Original Staff

Comments: Since this comment was submitted by Tulane University regarding an entity at the university, the staff has no objection to the change.

CPC Action: Add requested text as submitted to Volume 3, Chapter 9, pg. 9.13.

Reconsideration: There is no opposition to this portion of the text amendment. The CPC staff maintains its original recommendation.

Recommendation: Approval

Text Amend. 14.8 Applicant's explanation of requested change: *Amend the existing text to update the number of students enrolled at the listed institutions, and add the number of jobs created by these.*

Amend text as follows:

The city's colleges and universities have approximately ~~65,000~~ 63,000 full-time students and account for approximately 15,000 jobs in ~~10~~ 11 institutions.

Requested location: Volume 3, Chapter 9, pg 9.26

Original Staff

Comments: These figures appear in a discussion of "Education and Workforce Development," under Section C. "Higher Education." It should be noted that Volume 3 of the Master Plan provides background and context for the plan document.

The staff agrees with the proposal to add into the description the number of jobs created by the 11 institutions. The staff also agrees with the correction from 10 to 11 institutions.

The staff reviewed figures on the National Center for Education Statistics website³, a government website on which Tulane based

³ <http://nces.ed.gov/>

the enrollment and employment figures. The employment figures roughly reflect the website's figures for full-time and part-time employment as of Fall 2010. However, the site's Early Fall 2010 estimates for full-time and part-time enrollment together come in at roughly 60,000, which is slightly lower than the figure cited above. It is understandable that these figures could change from the time that Tulane originally submitted the 63,000 figure until this writing; it is also understandable that these figures will change each year.

Therefore, the staff recommends changing the text as noted below.

Revise text as follows:

The city's colleges and universities have approximately ~~65,000~~ 60,000 full-time and part-time students and account for approximately 15,000 jobs in ~~40~~ 11 institutions, as of 2010.

CPC Action: Modified Approval as recommended by the CPC staff

Reconsideration: **There is no opposition to this portion of the text amendment. The CPC staff maintains its original recommendation.**

Recommendation: **Approval**

Text Amend. 19: *Recommended changes to Master Plan, Ch. 15, Vol 3. (see below)*

Applicant: Lucas Diaz, Director of Neighborhood Engagement Office

Requested Location: Volume 3, Chapter 15

Requested Changes: Subheading 2 change:
Establishing a Neighborhood Participation Plan

Additional sub sub-heading:

2.1 Developing internal government structure and capacity

Additional text beneath new sub sub-heading:

The creation of the Mayor's Neighborhood Engagement Office in 2011 prompted a revision of the previously envisioned community participation program (CPP) described in the 2010 Master Plan. This revision includes the re-orientation of the previously defined community participation program as a multi-faceted framework for community engagement to be known as the Neighborhood Participation Plan (NPP). The NPP adheres to the core principles outlined in section 1 above; inclusiveness, public access to information, capacity, structure and transparency from a broader city government lens.

*Specifically, the City of New Orleans **Neighborhood Participation Plan (NPP)** is a city-wide framework for instituting clear, meaningful and effective neighborhood participation processes and/or policies. This involves building participation capacities throughout the community and within city government (to include public-private partnerships, boards, commissions, and special initiative task forces and working groups). As a guiding framework, **NPP** will provide the foundation for New Orleans government and its neighborhoods and community members to work productively together under clear processes and guidelines for reaching better-informed and community-supported government decisions.*

As such, development of a broad, city government-wide NPP serves as the foundation for agency-specific NPPs, such as the City Charter Mandated City Planning Commission NPP (part of internal government structure and capacity) and the potential for a neighborhood-based NPP (part of external structure and capacity).

Additional sub sub-heading:

2.2 Developing external neighborhood structure and capacity

Replace the original 1st paragraph text (quoted in bullet below) beneath subheading 2 on page 15.2:

- *The CPC would take the lead in establishing the districtwide councils and other CPP components, working closely with the Mayor's Office of Public Advocacy. (original text)*

With this proposed revision:

- *The Mayor's Neighborhood Engagement Office, in partnership with the City Planning Commission, will work with community and government stakeholders to establish an effective, efficient and sustainable neighborhood-based NPP after finalizing and implementing the city government-wide NPP. Previously identified structural models, such as the district-wide planning councils (detailed example of how this model operates is listed in Section B of this chapter), as well as other possibilities, will be evaluated and considered for future implementation in coordination with the Mayor's Neighborhood Engagement Office, the City Planning Commission and other government and community stakeholders.*

Remove all text from current subheadings 2 and 3 and place as information items in Section B of Ch. 15, “What the Public Said”

Subheading 4 becomes subheading 2

Subheading 5 becomes subheading 3

Subheading 6 becomes subheading 4

Under all three subheadings, eliminate any reference to a districtwide council, where possible, or replace, where appropriate, with: the neighborhood stakeholders.

Original Staff
Comments:

When the Master Plan was adopted, the City had not yet begun the development of a Neighborhood Participation Plan (NPP), which is required by the City Charter. In 2011, the Mayor and the City Council agreed that the Mayor’s Neighborhood Engagement Office (NEO) would conduct the planning process for a general NPP, while the City Planning Commission (CPC) would develop an NPP for land use actions. NEO has produced its final draft with the approval of the Mayor. The CPC has held its first public meeting regarding the NPP for land use actions. Public comments from the first meeting indicated a strong desire for the community to be involved at an earlier stage in land use application processes, for improved and expanded public notice (including technological and no-tech improvements), and for earlier release of staff reports prior to decision-making.

The CPC staff agrees that the NPP system should follow recommendations from the City’s official planning process. The Master Plan should discuss best practices and models, such as those described in the text; however, it should not recommend that the City adopt a particular type of system. District Councils may still be referenced as independent and grassroots coalitions. The City’s official NPP should be tailored to New Orleans’ unique character and resources.

CPC Action:

Approval of changes as requested as well as any necessary corresponding changes in Volume 2 recommending a City-sponsored participation plan, and any necessary changes to use the term Neighborhood Participation Plan.

Reconsideration:

The key question relative to this amendment is whether the Master Plan should recommend the formation of District Councils comprised of the neighborhoods within a planning district. This amendment proposal has engendered opposition from citizens who have been involved in the Citizen

Participation Plan (CPP) planning process of the Committee for a Better New Orleans. A main recommendation of the CBNO proposal calls for publicly organized and funded District Councils.

Since the CPC first considered this amendment on February 14, 2012, the CPC has developed a “Neighborhood Participation Program for Land Use Actions,” which was adopted by the CPC on July 24, 2012. It is important to note that the NPP for Land Use Actions is different from the district council proposal because it focuses only on CPC public processes. The proposed district councils concept, which is based on best practices in other cities, is meant to cover all issues that affect quality of life, which would involve working with many city departments.

There are several district council-like bodies that have organically formed in New Orleans. The CPC recognizes that these bodies have played largely successful roles in addressing a broad range of multi-neighborhood issues. However, the CPC is skeptical of the local government’s ability to fund these larger representative bodies and of the role the city would need to play in policing district councils/neighborhood associations’ rules and procedures. The CPC staff instead recommends encouraging the voluntary formation of district-wide planning councils as coalition-type structures comprised of existing neighborhood organizations (i.e. representatives selected by the neighborhood organizations). These collaborative bodies would be given technical support by the Neighborhood Engagement Office regarding: (1) how to form a non-profit association; (2) how government works; and (3) providing contact information for other organizations within the district.

Recommendation: Modified approval to amend text as follows:

**Volume 3, page 15.2, Subheading 2 change:
*Establishing a Neighborhood Participation Plan***

**Volume 3, page 15.2, Additional sub sub-heading:
*2.1 Developing internal government structure and capacity***

**Additional text beneath new sub-heading:
*The creation of the Mayor’s Neighborhood Engagement Office (NEO) in 2011 is indicative of an increased awareness of the need for city government to have policies and procedures for obtaining and working with community input. Further, NEO***

serves as the connecting point between city government agencies, departments, boards, commissions, etc., and external community structures such as neighborhood associations, business and merchants associations, and other civic and stakeholder entities.

One important NEO responsibility is the creation of what the city calls the City Neighborhood Participation Plan (NPP). This is a city government-wide framework for instituting clear, meaningful and effective public participation processes and/or policies. This involves building participation capacities within city government (to include public-private partnerships, boards, commissions, and special initiative task forces and working groups). As a guiding framework, the NPP provides the internal foundation for New Orleans government and its neighborhoods and community members to work productively together under clear processes and guidelines for reaching better-informed and community-supported government decisions.

As such, the development of a broad, city government-wide NPP serves as the foundation for agency-specific NPPs (i.e., City Planning, Capital Projects, Public Works). Therefore, any external NPP should be aligned and compatible with the City NPP.

Additional sub-heading:

2.2 Developing external neighborhood structure and capacity

Replace the original 1st paragraph text (quoted in bullet below) beneath subheading 2 on page 15.2:

- *The CPC would take the lead in establishing the districtwide councils and other CPP components, working closely with the Mayor's Office of Public Advocacy. (original text)*

With this proposed revision:

- *The Mayor's Neighborhood Engagement Office, in partnership with the City Planning Commission, will work with community and government stakeholders to establish an effective, efficient and sustainable neighborhood-based NPP after finalizing and implementing the city government-wide NPP. District-wide planning councils (detailed example of how this model operates is listed in Section B of this chapter) should be encouraged and given technical assistance by the city and non-profit organizations. NEO would provide information on (1) how to form a neighborhood organization/district-wide planning council; (2) how*

government works; and (3) providing contact information. Increasing city coordination and assistance to neighborhood organizations and district-wide planning councils will be evaluated and considered for future implementation in coordination with the Mayor's Neighborhood Engagement Office, the City Planning Commission and other government and community stakeholders.

Remove all text from current subheadings 2 and 3 and place as information items in Section B of Ch. 15, "What the Public Said"

**Subheading 4 becomes subheading 2
Subheading 5 becomes subheading 3
Subheading 6 becomes subheading 4**

Additional revisions for document consistency:

- **Change any related references in Volumes 1 and 2 to make clear that the City's role is to encourage and provide technical assistance to any district-wide planning councils. Make any necessary change to reference the role of the Neighborhood Engagement Office, and any necessary changes to use the term Neighborhood Participation Plan.**

III. RECONSIDERATION OF FUTURE LAND USE MAP (FLUM) AMENDMENTS

Request number:	PD 3 – 4.R
Applicant:	State/Tchoupitoulas LLC
General Area:	Area bounded Tchoupitoulas St., Alonzo St., S. Front St., and State St.
Request:	Change from Pre-War Residential Low Density to Mixed-Use Medium Density
Original Staff Comments:	The subject site occupies ten (10) parcels of land along Tchoupitoulas St. and adjacent to the LSU Health Sciences Center Uptown Campus. The site encompasses Lots V, U-1, U-3, U-6, U-7, M-1, L-1, K-1, J-2, and X-1 of Square 4 for an approximate aggregate land area of eighty four thousand seven hundred eighty one square feet (84,781 sq. ft.) or 1.95 acres. ⁴

⁴ Orleans Parish Assessor's Office

The site is generally bounded by Tchoupitoulas St. (north), State St. (west), S. Front St. (south), and seven (7) residential dwellings which front on Alonzo St. (east). Historically, the site first appears on the 1909 Sanborn map as predominately vacant aside from two (2) small structures fronting State St. In 1929, the New Orleans Land Use map defines the site as Commercial with a zoning classification of Industrial. The 1937 Sanborn map depicts the site as containing seven (7) single family residential dwellings fronting State St. with the remainder of the Square shown as undeveloped. The 1949 New Orleans Land Use map designates the site as Light Industrial followed by a Four (4) - Family Residential zoning classification in 1953. In 1970, zoning for Square 4 is listed as Medical Services (MS).

Currently, the site consists of one (1) two-family dwelling and twelve (12) multi-family structures. State/Tchoupitoulas LLC is the current owner of each of the lots. The surrounding land use is single family and two-family residential dwellings from Arabella St. to Audubon Park along Tchoupitoulas St. with exception to the LSU Health Services Center – Uptown Campus and Children’s Hospital. Surrounding areas immediately north of Tchoupitoulas Street are predominantly single family and two-family residential dwellings. Light Industrial activities are located on the river side of S. Front St. from Eleonore St. to State St., including the Lighthouse for the Blind.

The applicant requests a change of the Master Plan’s Future Land Use Map adopted site designation of Pre-War Residential Low Density to Mixed-Use Medium Density. Given the site’s historical and current use as multi-family residential, CPC staff agrees that the subject site is not suitable for the adopted Pre-War Residential Low Density designation. The applicant has requested a land use designation of Mixed-Use Medium Density to support not only the existing multi-family residential but to be compatible with future redevelopment of the site for a mixture of uses, including commercial, retail, and office space. This argument contends that the river side of Tchoupitoulas St. from Children’s Hospital to the Central Business District is almost exclusively non-residential, with the exception of the area between Arabella and State Streets.

The request of Mixed-Use Medium Density would not be in keeping with the primarily residential development pattern fronting Tchoupitoulas St. from Arabella St. to Audubon Park, excluding the LSU Health Services Center – Uptown Campus and Children’s Hospital sites. Therefore, the staff believes that the existing multi-

family development would be best captured under the range of uses within the Pre-War Residential Medium Density designation. The Pre-War Residential Medium Density designation is necessary for the current use of the site as primarily supporting multi-family residential dwellings.

CPC Action: Modified Approval to change designation from Pre-War Residential Low Density to Pre-War Residential Medium Density.

Reconsideration: The denial of the applicant's original request for a Mixed Use Medium Density designation is a settled issue. The question for further consideration is whether to reaffirm the City Planning Commission's adoption of a Residential Medium Density Pre-War designation. Many neighbors have weighed in to favor the existing Residential Low Density Pre War designation arguing that this category is more reflective of the historic and desired use of the petitioned site and surrounding neighborhood. There seems to be consensus that the existing apartment buildings are poorly designed, with virtually no green space. City Planning staff understands and agrees with the community's desire to eventually see the buildings replaced with better-designed structures. The questions are how to encourage that to happen and what type of development is a desirable replacement. A low density development of singles and doubles would be most compatible with the neighborhood. However, any replacement is dependent upon the voluntary demolition of the existing structures. City Planning staff is skeptical that any property owner will redevelop the site without assurances that it may contain a roughly equivalent number of units.

In conclusion, City Planning staff shares the community's desire for a more compatible development at the site. The staff believes redevelopment is more likely to happen if the property is allowed to contain multi-family units. The Draft Zoning Ordinance supports this design goal with standards that are not presently applicable.

Recommendation: Reaffirm modified approval to change the designation from Residential Low Density Pre-War to Residential Medium Density Pre-War.

Request number: PD 3 – 7.4.R

Applicant: Collette Creppell, Director of Campus Planning, Tulane University

General Area: Area bounded by Broadway St., Zimple St., Audubon St., and Freret St.

Physical Address: 1030 Audubon Street

Request: Change from Residential Medium Density Pre-War to Institutional

Staff Comments: The subject site is a parcel of land fronting the 1000 block of Audubon St. and nearly adjacent to Tulane University's main Uptown campus. The site is located on Lot 63A of Square 3 for an approximate land area of four thousand nine hundred twenty square feet (4,920 sq. ft.).⁵ Historically, the site was depicted as containing one (1) structure, a Fraternity House, and two (2) auxiliary structures at the rear of the lot.⁶ It is within an RM-1 Multiple-Family Residential zoning district. Currently, the site is observed as the Accounting Office for Tulane University and owned by The Administrators of the Tulane Educational Fund. The Administrators of the Tulane Educational Fund proposes the future use of the site to remain as the University Accounting Office.

The Director of Campus Planning at Tulane University requests the Master Plan's Future Land Use Map adopted site designation of Residential Medium Density Pre-War be changed to Institutional to more accurately reflect current and future university use as an accounting office. The staff is concerned about piecemeal encroachment of the university into the adjacent residential area; a campus plan should be submitted.

CPC Action: No Action

Reconsideration: This amendment was referred back to the City Planning Commission based on the "no action" vote. The City Planning staff notes that the residential zoning of this site authorizes university uses only as conditional uses and that there is currently no conditional use applied to the property. The square in question is mostly residential, which is compatible with the Residential Medium Density designation. If approved, the petitioned lot would be the only lot on the square with an Institutional designation. City Planning staff maintains its position that the lot designation should retain its Residential Medium Density designation.

⁵ Orleans Parish Assessor's Office – Tax Bill # 615308009

⁶ The 1983 Sanborn Map depicts the site as a Fraternity House.

Recommendation: No change – retain the Residential Medium Density Pre-War designation.

Request number: PD 3 – 7.5.R

Applicant: Collette Creppell, Director of Campus Planning, Tulane University

General Area: Area bounded by Broadway St., Willow St., Audubon St., and Plum St.

Physical Address: 1305, 1315, 1319, 1323, and 1327 Broadway St.

Request: Change from Residential Medium Density Pre-War to Institutional

Original Staff Comments:

The subject site comprises five (5) individual parcels of land fronting the 1300 block (university side) of Broadway St. and nearly adjacent to Tulane University’s main uptown campus. The subject sites are located on Lots 1, C, D, E, and F of Square 14, which range in size from ten thousand eight hundred square feet (10,800 sq. ft.) to four thousand five hundred sixty square feet (4,560 sq. ft.).⁷ The site is within an RD-2 Two Family Residential zoning district. The Administrators of the Tulane Educational Fund own three (3) of the five (5) requested parcels: 1305 Broadway, 1315 Broadway, and 1323 Broadway. The parcels located at 1319 Broadway and 1327 Broadway are not owned by The Administrators of the Tulane Educational Fund.

The Director of Campus Planning at Tulane University requests the Master Plan’s Future Land Use Map adopted site designation of Residential Medium Density Pre-War be changed to Institutional to more accurately reflect current and future use of the parcels as supporting university operations.

Given that the sites are immediately adjacent to existing Institutional land uses, the three (3) parcels owned by the university may be suitable for a range of uses under Institutional. The parcels not owned by the university (1319 and 1327 Broadway) should not be considered for an Institutional designation. The staff also recommends retaining the designation of Residential Medium Density Pre-War for the other parcels, located at 1315 and 1327 Broadway St., as it is not necessary for the intended use of the site. The staff is concerned about piecemeal encroachment of the university into the adjacent residential area; a campus plan should be submitted.

⁷ Orleans Parish Assessor’s Office

CPC Action: No Action

Reconsideration: This amendment was referred back to the City Planning Commission based on the “no action” vote. As noted in the original staff comments, these lots are adjacent to an Institutional future land use designation and university uses on the same square. The property at 1305 Broadway is already within the Institutional future land use category and should not be considered part of the request. The properties at 1319 and 1327 Broadway Street are not owned by Tulane.

Tulane has noted that the two petitioned lots owned by the university (1315 and 1323 Broadway) are already used for university purposes and are in harmony with the surrounding residential area. By including 1319 and 1327 Broadway in the request, Tulane is expressing long term intentions to acquire the adjacent properties and have nearly complete ownership of the square.

The neighborhood residents have expressed concern about creeping institutional encroachment into the residential area. Tulane’s acquisition and use of residential structures, such as 1315-1327 Broadway, should not necessarily entitle it to a change of future land use category. At this time with two Broadway Street fronting lots still owned and occupied as private residences, City Planning staff maintains its original recommendation.

Recommendation: No change – retain the Residential Medium Density Pre-War designation.

Request number: PD 3 – 7.9.R

Applicant: Collette Creppell, Director of Campus Planning, Tulane University

General Area: Area bounded by S. Robertson St., Calhoun St., Magnolia St., and Tulane University.

Physical Address: 6324 S. Robertson Street

Request: Change from Residential Low Density Pre-War to Institutional

Staff Comments: The subject site is a parcel of land fronting the 6300 block of S. Robertson St. and adjacent to Tulane University’s main Uptown campus. The site is located on Lot 1 and a section of Lot 2 of Square 106 that together have an approximate land area of six

thousand seven hundred five square feet (6,705 sq. ft.).⁸ The site is within an RD-2 Two Family Residential zoning district. Historically, the site is depicted as one (1) single family structure.⁹ Currently, the site is a vacant lot. Tulane University states that the future use of the site may be as part of an expansion project for Weinmann Road between Freret and Willow Streets.

The Director of Campus Planning at Tulane University requests the Master Plan's Future Land Use Map adopted site designation of Residential Low Density Pre-War be changed to Institutional to more accurately reflect a future university use as widening Weinmann Road. The applicant proposes that this future project would also help mitigate university associated traffic on Calhoun Street. The staff is concerned about piecemeal encroachment of the university into the adjacent residential area; a campus plan should be submitted.

CPC Action: No Action

Reconsideration: **The neighborhood residents have expressed concern about creeping institutional encroachment into the residential area. The subject square is predominantly historic residential structures. Tulane's acquisition, use or demolition of residential structures should not necessarily entitle it to a change of future land use category.**

Recommendation: **No change – retain the Residential Low Density Pre-War designation.**

Request number: PD 3 – 7.10.R

Applicant: Collette Creppell, Director of Campus Planning, Tulane University

General Area: Area bounded by Freret St., Calhoun St., Magnolia St., and Tulane University.

Physical Address: 6325 Freret St.

Request: Change from Residential Low Density Pre-War to Institutional

Staff Comments: The subject site is a parcel of land fronting the 6300 block (lake side) of Freret St. and adjacent to Tulane University's main uptown campus. The site is located on Lot 17 and a section of 16

⁸ Information provided within the amendment application. Orleans Parish Assessor's Office did not have specific data for this parcel.

⁹ 1983 Sanborn Map

of Square 106 for an approximate land area of five thousand four hundred square feet (5,400 sq. ft.).¹⁰ The site is within an RD-2 Two Family Residential zoning district. Historically, the site is depicted as one (1) single family structure with an auxiliary auto garage.¹¹ Currently, the site has one (1) single family structure which serves as the University Law Annex Building. Tulane University proposes a current and future use of the site as university operations. The staff is concerned about piecemeal encroachment of the university into the adjacent residential area; a campus plan should be submitted.

CPC Action: No Action

Reconsideration: **The neighborhood residents have expressed concern about creeping institutional encroachment into the residential area. The subject square is predominantly historic residential structures. Tulane's acquisition, use or demolition of residential structures should not necessarily entitle it to a change of future land use category.**

Recommendation: **No change – retain the Residential Low Density Pre-War designation.**

Request number: PD 3 – 7.12.R

Applicant: Collette Creppell, Director of Campus Planning, Tulane University

General Area: Area bounded by Freret St., Calhoun St., S. Robertson St., and Tulane University.

Physical Address: 6309 Freret St.

Request: Change from Residential Low Density Pre-War to Institutional

Staff Comments: The subject site is a parcel of land fronting the 6300 block (lake side) of Freret St. and nearly adjacent to Tulane University's main uptown campus. The site is within an RD-2 Two Family Residential zoning district. Historically, the site is depicted as one (1) single family structure.¹² Currently, the site has one (1) single family structure which appears to serve as housing for university staff. Tulane University proposes a current and future use of the site as university operations. The staff is concerned about

¹⁰ Information provided within the amendment application. Orleans Parish Assessor's Office did not have specific data for this parcel.

¹¹ 1983 Sanborn Map

¹² 1983 Sanborn Map

piecemeal encroachment of the university into the adjacent residential area; a campus plan should be submitted.

CPC Action: No Action

Reconsideration: **The neighborhood residents have expressed concern about creeping institutional encroachment into the residential area. The subject square is predominantly historic residential structures. Tulane’s acquisition, use or demolition of residential structures should not necessarily entitle it to a change of future land use category.**

Recommendation: **No change – retain the Residential Low Density Pre-War designation.**

Request number: PD 3 – 7.14.R and 7.15.R

Applicant: Collette Creppell, Director of Campus Planning, Tulane University

General Area: Area bounded by Leake Ave., Broadway St., Perrier St., Pine St., Prytania St., and Lowerline St.

Physical Address: 7400 Perrier St. / 200 Broadway St.

Request: Change from Institutional, Residential Low Density Pre-War, and Parkland and Open Space to Mixed Use High Density

Staff Comments: The subject site is a parcel of land generally bound by Broadway St. and Leake Ave. The site is located within two (2) segments: Lot 2 of Square 25A for an approximate land area of two hundred seventeen thousand square feet (217,000 sq. ft.) or 5.0 acres and all land within Square 19A for an approximate land area of forty three thousand five hundred five square feet (43,505 sq. ft.) or 1.0 acre.¹³

Lot 2 of Square 25A is generally bound by Leake Ave. (west), Lot 1 of Square 25A occupied by Lambeth House (south and southwest), Broadway St (southeast), Perrier St. (east), Pine St. (north and northeast), Prytania St. (north and northeast), Lowerline St. (north and northeast), and Square 19A (north). The site is within a C-2 General Commercial zoning district. Historically, the site was used as a molasses processing complex operated by U.S. Industrial Chemicals Inc., and then later as the Uptown Square Shopping center.¹⁴ Currently, the site is observed as the Tulane

¹³ Orleans Parish Assessor’s Office – Tax Bill # 716100402 and 716100211. Additional information was gathered from Zoning Base Map A-14 and the Office of Real Estate and Records.

¹⁴ 1951 and 1983 Sanborn Maps

University Square consisting of eighty thousand square feet (80,000 sq. ft.) of occupied space utilized for commercial/retail space and institutional use such as university administrative offices and a medical clinic. Automotive parking spaces and landscaping define the remainder of Lot 2 of Square 25A which the university utilizes as a car-park and shuttle bus service to Tulane University's uptown campus. The Master Plan Future Land Use Map (FLUM) has designated the site as Institutional for the area south/southwest of Perrier St. and Residential Low Density Pre-War for the area north/northeast of Perrier St.

Square 19A is generally bound by Leake Ave. (west), Lot 2 of Square 25A (south and southwest), Lowerline St. (east and southeast), and the George Washington Carver Playground and Prytania St. (north and northeast). Historically, the site was also occupied by areas of the U.S. Industrial Chemicals Inc. facility, and then later was used as parking areas for the Uptown Square Shopping center. Currently, Square 19A remains dedicated to parking supporting Tulane University Square. The Master Plan Future Land Use Map (FLUM) has erroneously designated the category of Parkland and Open Space for Square 19A.

The Director of Campus Planning at Tulane University requests the Master Plan's Future Land Use Map adopted site designations for Lot 2 of Square 25A and Square 19A (see above) be changed to Mixed-Use High Density to more accurately reflect current and future uses. The university has developed multiple plans for redeveloping the site since the property was acquired in 2001. Each of the plans include combining Lot 2 of Square 25A and Square 19A as one (1) overall site footprint. In 2003, the university applied for a Conditional Use and was approved for administrative offices, a parking garage, a medical clinic, a conference center, multi-family residential housing, a child care center, and commercial/retail space. The site is within a C-2 General Commercial District.

Given the site's proximity to Leake Ave and Broadway St., historical use as the Uptown Square Shopping Center, current use as the Tulane Uptown Square, and planned future mixed-use redevelopment, the subject site would be suitable for a range of uses under Mixed-Use High Density. The staff has determined that the adopted FLUM categories of Parkland and Open Space and Residential Low Density Pre-War were mapping errors. Due to the presence of some non-university uses, the staff believes that one of the mixed-use future land use map categories would be the most appropriate designation for the site.

While the staff understands the request of the Mixed-Use High Density from the applicant, a land use designation of Mixed-Use Medium Density may be more appropriate for the site given past negotiations with the surrounding residential neighborhood concerning maximum height and density requirements. For these reasons, the staff recommends a Mixed-Use Medium Density for the entire site. The change to Mixed-Use Medium Density is necessary for the intended future use of the site while also mitigating density concerns expressed by the surrounding neighborhood.

CPC Action: Modified approval to change from Institutional, Residential Low Density Pre-War, and Parkland and Open Space to Mixed Use Medium Density.

Reconsideration: In 2004, the Administrators of the Tulane Educational Fund were granted City Council approval for a satellite campus at the Uptown Square location to include administrative offices, graduate and married student housing, a conference center, a physical plant, a healthcare facility, a child care facility, and a parking garage. Aspects of the approved satellite campus are more compatible with the Mixed Use High Density future land use category than with the original CPC recommendation of Mixed Use Medium Density. This includes the approved nine-story conference center/parking garage and 145,000 square feet for healthcare uses. Tulane University representatives note that they purchased the property in 2001 based on the existing C-2 General Commercial zoning – the most liberal and intense of the commercial districts.

Considering the foregoing information, City Planning staff reconsidered its original recommendation. Generally, the CPC staff recommendations avoid taking away rights from existing or recently-approved developments with existing zoning that supports those developments. However, the 2004 Conditional Use lapsed and the proposed satellite campus was not constructed. Generally, a Conditional Use approval expires after one year with a second year extension possible by the CPC Director's approval. The CPC staff maintains its recommendation that the Mixed Use Medium Density designation is more appropriate for the site due to the adjacent low density residential uses. Tulane may work with the CPC staff on the draft zoning ordinance to permit the type of development envisioned with height and density considered as part of a specific development plan.

Recommendation: **Reaffirm modified approval of the Mixed Use Medium Density designation.**

Request Number: PD 5-1.R

Applicant: Councilmember Susan Guidry

General Area: Harrison Avenue between West End and Canal Boulevards

Request: Review Mixed-Use Low Density Designation.

Staff Response: The CPC staff conducted an existing land use survey of Harrison Avenue between West End and Canal Boulevards. The staff found that there are fifty-two (52) parcels which front or border on Harrison Avenue from West End Boulevard to Canal Boulevard. There are twenty-two (22) single-family residences, ten (10) two-family residences, and one (1) four-family residence. The total of thirty-four (34) residential uses accounts for 65% of the land use along the corridor. There are fifteen (15) vacant parcels, which constitute 29% of the existing land use. There are also three (3) existing commercial uses, which amount to 5% of the land use of the corridor, and two (2) existing offices – one of which is vacant – that account for 3% of the corridor’s land use. In 2007, with the intention of revitalizing Lakeview, community leaders requested that this section of Harrison Avenue be rezoned from RD-2 Two-Family Residential District to LB-1 Lake Area Neighborhood Business as part of a comprehensive neighborhood-based zoning revision for Planning District 5.

As a result of the community meetings and an open forum for public input and comments, the City Planning Commission staff received seventy-three (73) written comments relevant to this request. Seventy (70) requests are for the Future Land Use Map to be changed from Mixed-Use Low Density to Post-War Residential Single-Family. Eleven (11) requests for change came from property owners living at 171, 201, 203, 231, 332, 336, 400, 401, 422, 430, and 507 Harrison Avenue. There were thirty-seven (37) comments requesting a similar change that came from property owners located within the blocks bounded on the north or south by Harrison Avenue or adjacent blocks. Eighteen (18) property owners submitting a request for change to Post War Residential Single-Family live in the Lakeview area and four (4) comments for change came from property owners outside the Lakeview area. Two (2) comments requested that the FLUM not be changed. One (1) comment recommended increasing the commercial uses and

adding a shuttle bus and parking in the neutral ground in the Park area between West End and Pontchartrain Boulevards and implementation of parking in the neutral ground on Harrison Avenue in the subject area. One (1) comment asked that the staff not change the existing commercial properties. The names and addresses of the people commenting were verified using GIS and the Orleans Parish Assessor's records.

Many residents within and near this section of Harrison Avenue are concerned about negative impacts from commercial uses on their quality of life. On the other hand, property owners who have purchased on Harrison Avenue since the change expect consistency in the regulations, since the change was part of a major community planning effort. Recently, nearby property owners have indicated that a compromise might be agreeable – reducing the intensity of commercial uses allowed, while not completely reversing course. Restaurants, in particular, have been mentioned as having negative impacts of parking, litter, and odor.

The CPC staff notes that the Mixed Use Low Density is a flexible Future Land Use designation that could be consistent with business, residential, or mixed use zoning. If this designation is retained, a revision of the existing neighborhood business zoning is still possible through the Draft Comprehensive Zoning Ordinance. A new district could be developed or portions of the corridor could still be returned to residential zoning if this designation is retained.

CPC Action: No change

Reconsideration: The amendment and existing zoning concerning this portion of Harrison Avenue are the subjects of ongoing discussion between the neighborhood association and the immediate neighbors. The Mixed Use Low Density Future Land Use category is a flexible designation that could be consistent with business, residential, or mixed use zoning. These options can include designating only portions of the corridor with neighborhood business zoning, or sub-district standards could be applied to reduce the intensity of the uses allowed. City Planning staff recommends that the Mixed Use Low Density be maintained and commits to working with the interested parties on possible revisions to the Draft Comprehensive Zoning Ordinance.

Recommendation: No change

Request Number: PD 6-4

Applicant: City Planning staff

General Area: Lots fronting the eastern side of Perlita Street between Aviators and Madrid Streets as well as a portion of the Lake Area School site.

Request: Change from Residential Multi-Family Post War to Residential Single Family Post War.

CPC Action: Approval

Reconsideration: **The City Council referred this amendment to the City Planning Commission for reconsideration at the request of the Oak Park neighborhood association. Oak Park was under the impression that the amendment area includes the multiple-family residential structures along Aviators Street between Paris Avenue and Perlita Street and they were concerned that the amendment proposed an inappropriate designation. A close examination of the map indicates that the amendment area fronting on Perlita Street includes three vacant lots and two lots developed with single family dwellings. The remaining portion of the amendment site is a portion of the lot containing the Lake Area School. The amendment area does not include the multiple family structures along Aviators Street. The entire amendment area is within an RS-1 Single Family Residential District.**

The Oak Park neighborhood is working to develop a few small neighborhood parks/rain garden facilities within the area. These vacant lots along Perlita have been targeted for such use and the neighborhood is working with the New Orleans Redevelopment Authority on grant funding opportunities. The proposed neighborhood green space is appropriate under either the Residential Single Family Post War or the Residential Multi-Family Post War future land use categories. City Planning staff believes that the Perlita Street lots were erroneously included in the Multi-Family category that covers Aviators Street on the same square.

Similar to the Perlita Street lots, the City Planning staff believes that the portion of the amendment site containing the Lake Area School received an erroneous designation. The Residential Multi-Family Post War category that covers the Aviators Street apartments on the same square accidentally

extended into the school site. While a school would be within the range of uses of either designation, the staff generally recommends applying only one designation per lot.

Recommendation: Reaffirm approval of the change to a Residential Single Family Post War designation.

Request Number: PD 6-5

Applicant: City Planning Staff

General Area: The amendment site includes the lots fronting on the eastern side of Perlita Street between Aviators Street and Robert E. Lee Blvd. as well as two lots fronting on Robert E. Lee Blvd. between Perlita and Hamburg Streets.

Request: Change from Mixed Use Low Density to Residential Single Family Post War

CPC Action: Approval

Reconsideration: The City Council referred this amendment to the City Planning Commission for reconsideration at the request of the Oak Park neighborhood association. The subject site includes six lots currently within an RS-1 Single Family Residential zoning district and developed with single family uses. The lots are adjacent to an existing commercial shopping area that in the past has acted as a town center for the surrounding neighborhoods. The Oak Park neighborhood has indicated that its long-term vision is for an expanded town center that can attract a greater number of services. The importance of this town center is noted in previous planning documents such as the Unified New Orleans Plan.

Recommendation: No change – retain the Mixed Use Low Density designation.

Request number: PD 7 – 3.R

Applicant: New Orleans Center for Creative Arts Institute (NOCCA)

General Area: Vacant land along the upriver side of Press Street from St. Claude Avenue to Royal Street

Request: Change Parkland and Open Space to Mixed Use Low Density

Staff Comments: The subject site is approximately three acres of vacant land located the upriver side of Press Street between Royal Street and St Claude Avenue. The site contains the Homer Plessy memorial plaque. The downriver side of Press Street is bordered by the Norfolk Southern Railroad line. The site is currently zoned HMLI Historic Marigny/Treme Light Industrial District.

Along Press Street, from Royal Street to Dauphine Street, the applicant is proposing a center dedicated to honoring civil rights heroes associated with Homer Plessy's arrest and subsequent landmark Supreme Court case Plessy v. Ferguson. While the project is not in design phase, the applicant envisions an outdoor memorial park, a visitor's center and a community forum.

Along Press Street, from Dauphine Street to North Rampart, the applicant proposes a culinary garden and ice cream and sweet shop. NOCCA recently launched a Culinary Arts program and intends to use the garden as a way to not only serve the needs of the Culinary Arts department, but to also produce fresh food for the surrounding neighborhoods. The ice cream and sweet shop is intended as a companion to the garden allowing visitors to enjoy desserts as they stroll through the gardens.

From North Rampart to St Claude Avenue, the applicant envisions commercial and retail development.

The proposed development does not appear to be in conflict with the surroundings, provided that the new structures' designs are compatible with the historic neighborhood buildings. The applicant has noted that the Plessy Project will try to mimic the look and feel of a train shed, and styling cues will also try to reference the site's heritage as a rail yard.

CPC Action: No Legal Majority (No Action)

Reconsideration: The City Council was unable to take action on this Master Plan amendment due to the "no action" vote of the CPC. Only one comment in opposition to the request has been received. The opposition noted that this area has long served as green space, although it has not been an official park or owned by the City. NOCCA purchased the property based on the existing zoning of HMLI Historic Marigny Light Industrial District, which will require a conditional use for NOCCA's planned development. The CPC staff notes that a new future land use category has been created for mixed use in the historic core neighborhoods.

Therefore, the staff recommends modified approval to Historic Core Mixed Use.

Recommendation: Modified Approval to Historic Core Mixed Use

Request number: PD 8 – 1.R

Applicant: Port of New Orleans

General Area: The area adjacent to and bordered by the Mississippi River on the south from Lizardi Street [extended] and Andry Street on the west to Delery Street [extended] on the east, with Douglas Street, Royal Street and Bienvenue Street on the north. This includes the site of Andry Street and Alabo Street Wharves and Shed along with support warehousing.

Request: Change from “Parkland and Open Space” and “Mixed-Use Medium Density” to “Industrial.”

Original Staff
Comments:

Since the original staff report was issued, the staff has reconsidered this and other amendment requests by the Port of New Orleans based on the existing industrial uses and Heavy and Light Industrial zoning districts applied to the area. The staff’s original recommendation that the site be included in a draft riverfront overlay district that allows maritime industrial uses may not be workable due to parts of the site’s distance from the Mississippi River.

The site in question is a roughly 65-acre site in the Holy Cross neighborhood. Most of the site in question was observed to be in industrial use, with a mix of warehouses and storage of industrial-related materials on the site. However, as described below, some of the area in question continues to be used residentially, and some of it as parkland and open space.

These are the areas on the site in question where residential and open green space currently exist:

- Starting at the Lizardi St. side of the site, Douglas St. (just outside of the site) has houses along the river side of the street, with green space along the levee directly behind the homes up to the top of the levee. A path runs along the top of the levee. Moving one block downriver along Douglas St., the block bounded by Douglas, N. Peters, Flood and Andry Streets has a mix of residences and vacant land – in fact, three houses constructed by Global Green are in that block along Andry St.

The adjacent area across N. Peters toward the river is also open, green levee space, with a path along the top of the levee. The open green space as described from Lizardi to Flood Streets also has pedestrian access.

In terms of areas with industrial uses, starting at Flood Street and moving downriver to the Delery St. end of the site, all areas as described in the request appear to have industrial uses. Some are open lots with industrial materials stored on the lots. The part of the site further downriver, on the river-side of the area along Bienvenue St., is occupied by warehouse structures. A playground is developed on the inland levee base just adjacent to (but outside) the site, on the river side of Alhambra between Tricou and Delery Streets. Maritime-related industrial uses take place along the entire site in question along the batture side of the levee, including in the area where a path along the top of the levee is accessible for public use.

The current version of the Future Land Use Map indicates the following designations:

- Industrial: The river side of the levee from roughly Flood St. to Tupelo St.
- Parkland and Open Space: Along the levee area (both sides) all along the site in question (inside of the Industrial area between Flood and Tupelo Streets).
- Mixed Use Medium Density: The remaining parts of the area between Andry and Tricou Streets.

The current zoning for the site is a mix of LI Light Industrial and HI Heavy Industrial. The HI Heavy Industrial zoning is bounded roughly by Charbonnet, Bienvenue, Tricou and Alhambra Streets; all of the rest of the site is currently LI Light Industrial.

Regarding public comment on the proposed Future Land Use Map change, a few comments stated overall objection to the change to Industrial designation. One additional comment about the square bounded by Chartres, Charbonnet, Alabo and Royal was focused on the proposed zoning for this block, but objected to the proposed mixed-use zoning because of adjacent children's educational programs and a community garden. That square is vacant land with industrial materials stored on the site and a railroad track running through it.

The staff recommends that the areas observed as open green space and residential uses should keep their existing designations on the Future Land Use Map. Specifically, they include:

- Mixed Use Medium Density ---the block bounded by Douglas, N. Peters, Flood and Andry Streets.
- Parkland and Open Space - The area of the site starting at Lizardi St. (extended) and taking in the current green space from the inland base of the levee to just over the top of the levee (including the current path on the levee top), ending at Flood St.

The continuation of the Mixed-Use Medium Density in the residential area is an obvious choice, since residences are there now. Regarding the area to remain as Parkland and Open Space, the open green space as described from Lizardi to Flood Streets offers pedestrian access and is currently accessible to the adjacent residential neighborhood. Leaving the designation as Parkland and Open Space would continue to allow public access to the levee and green space down to Flood Street. The staff believes the Parkland and Open Space designation should extend to just over the top of the levee to the river side.

The staff also recommends designation of Industrial for the following areas:

- The area on the river side of the levee (on the batture) from Lizardi St. (extended) to Flood St. This would allow maritime industrial uses on the river itself, and would still ensure public access along the top of the levee. (Note that this would NOT include the top of the levee where the path currently exists.)
- The remainder of the site in question, starting at Flood Street down to Delery St. This is in keeping with what is on the site now, and public levee access is already blocked at Flood Street down to Delery due to maritime industrial uses on the site. Therefore, the staff believes that this would not preclude public access to an area that the public currently enjoys.
- The block bounded by Chartres, Charbonnet, Alabo and Royal Streets. Industrial designation reflects what is currently happening on the block, and the railroad track running across the block would preclude lower-intensity uses. The entire area in question features residential uses and industrial uses immediately adjacent to each other, so there is precedent in the neighborhood for this block to be Industrial even though it is adjacent to residential area.

CPC Action: No Legal Majority (No Action)

Reconsideration: The City Council was unable to take action on this amendment due to the CPC's "no action" vote. Neighborhood residents have indicated opposition to the request and a desire for increased access to the Holy Cross riverfront. The neighbors have participated in post-Hurricane Katrina planning efforts that have produced a vision for a less industrial and more accessible riverfront. Many comments received oppose the Port's proposal to "change the land use" of its property. It should be noted that the great majority of the petitioned site is already used industrially by the Port and has Light Industrial or Heavy Industrial zoning. Two smaller portions of land not used by the Port were inadvertently included in the Port's request. The staff has accounted for these in its recommendations. Generally, the CPC staff recommendations avoid taking away rights from existing developments with current zoning that supports those developments.

City Planning staff understands the Port's desire to maintain their rights to operate and change between different types of industrial uses. The staff also understands the community's long term desire for a more accessible riverfront. However, due to the Port's continuing need for and leasing of the land, it will not be available for other types of use in the near future. The CPC staff recommends monitoring the area for future opportunities and Master Plan amendment when and if the Port no longer needs the land. At that time, the City should proactively move to facilitate redevelopment with greater access to the river.

Recommendation: Change the requested area from the Mixed Use Medium Density and Parkland and Open Space designations to the Industrial designation, except as follows:

- Between Lizardi, Flood, N. Peters, and the levee area behind the homes on the river side of Douglas St. between Lizardi and Andry, extending over the top of the levee to the river side of the path: remain as PARKLAND AND OPEN SPACE.
- Block bounded by Andry, Douglas, Flood and N. Peters Streets: remain as MIXED-USE MEDIUM DENSITY.

Request number: PD 9 – 2.R

Applicant: Board of Commissioners of the Port of New Orleans

General Area: Area bounded by Elaine St., Read Blvd., Almonaster Ave., and Gulf Intracoastal Waterway (GIWW)

Request: Change from Planned Development Area to Industrial

Original Staff Comments:

The subject site is an approximate 100 acre parcel of land north of the Gulf Intracoastal Waterway (GIWW), situated between Grant Ave. and Paris Road south of Almonaster Ave. It is bounded to the north by a privately-owned truck stop. The site is primarily undeveloped wooded land as observed from aerial images provided by Google Earth and a site visit. The aerial images also distinguish areas of ponded water, a series of drainage ditches, a levee system across the southern expanse of the property, and an approximate five hundred feet (500') wide strip of cleared land situated approximately four hundred feet (400') east of Grant Ave. between Almonaster Ave. and the Gulf Intracoastal Waterway (GIWW). The site is part of the New Orleans Regional Business Park (NORBP) that consists of approximately 7,000 acres of land in New Orleans East. The NORBP was created by the State of Louisiana in conjunction with the City of New Orleans to attract new businesses and facilitate the expansion of existing businesses. The Board of the Port of New Orleans (PONO) is actively marketing the area for future industrial uses with apparent interest from prospective users. The site was adopted into the Master Plan's Future Land Use Map as "Planned Development Area" and currently zoned Heavy Industrial (HI).

Given the site's proximity to the northern border of GIWW, current zoning, and adjacent land uses supporting industrial activities, the subject site would be suitable for a range of uses under Industrial. However, industrial uses dependent on a formal planning process and not containing sensitive wetland environments are allowed for the goals and range of uses under Planned Development Area. (see definition below)

PLANNED DEVELOPMENT AREA

Goal: Allow for the potential development of large underutilized or underdeveloped parcels that are completely within the external

levee protection system and only in areas that do not contain sensitive wetland environments.

Range of Uses: Recreational, residential, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred.

Development Character: The type and scale of new development would be determined through a multi-tiered planned development process that would require community input and city approval. Large-scale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred.

The subject site may contain sensitive wetland areas, which would be determined by the U.S. Army Corps of Engineers' (USACE) wetland determination criteria. If wetlands areas are determined at the subject property, then a permit issued by the USACE will be required prior to any site development. The CPC staff recommends that there be a wetlands determination for the subject site prior to any changes to the future land use.

CPC Action: No change – Retain designation of Planned Development Area.

Reconsideration: The New Orleans City Council has recommended further review regarding the above request. To clarify whether the property should be considered wetlands, the staff contacted the Director of the New Orleans Mayor's Office of Coastal and Environmental Affairs. The Director consulted with the United States Army Corp of Engineers (USACE), New Orleans Division, Chief of Surveillance and Enforcement, for such a determination. The USACE representative stated that he did not find a determination covering the whole area, but said the nearby waterways would be identified as "Waters of the U.S." with the vegetated fringe being identified as wetlands. The staff followed up with the USACE representative to request a determination be performed on the entirety of the petitioned site on behalf of the City of New Orleans. USACE stated that permission from the land owner, Port of New Orleans (PONO), must be demonstrated prior to submission of such a request. A representative of PONO had stated previously that the applicant anticipates some portions of the properties north and south of the GIWW to be wetlands but to date the staff is not aware of the Port initiating contact with the USACE. The representative further clarified that PONO will follow all environmental regulations established by the USACE and other federal and state agencies. Therefore, the staff considers

the site to be suspected wetlands and recommends retaining the designation of Planned Development Area.

Recommendation: Reaffirm CPC action of no change – retain the Planned Development Area designation.

Request number: PD 9 – 10.R

Applicant: Collette Creppell, Director of Campus Planning, Tulane University

General Area: Area bounded by Hayne Blvd., Vincent Rd., Wales St., and Shorewood Blvd.

Request: Change from Residential Low Density Pre-War to Institutional

Staff Comments: The subject site is an undeveloped, wooded, 8 acre parcel of land fronting Hayne Blvd. Adjacent land uses to the subject site are a medical campus at 14500 Hayne Blvd. (east), a vacant lot (west), and a vacant lot formally utilized as a multi-family residential community (south). The site is currently zoned as an RD-2 Two-Family Residential District.

The Director of Campus Planning at Tulane University requests the Master Plan's Future Land Use Map adopted site designation of Residential Low Density Pre-War be changed to Institutional to accommodate an undetermined future university use. While the intended use of the site is to support university activities, the staff believes that many of the range of use options designated under Institutional may be in conflict with and/or out of character to the surrounding area. (See definition below)

INSTITUTIONAL

Goal: Preserve and enhance existing large-scale institutions such as health care, education (colleges and universities), detention centers and other facilities.

Range of Uses: Hospitals, colleges, universities, military and public detention facilities with large campus-like facilities. Smaller-scale, local houses of worship, public and private schools, police and fire stations, emergency and community centers are included in residential, commercial and mixed-use areas, as they are essential components of neighborhood life.

Development Character: Large-scale, coordinated campus development with appropriate transitions to surrounding uses and neighborhoods.

While an Institutional designation would offer a range of uses that may be in conflict with the surrounding area, the adopted designation of Residential Low Density Pre-War does not appear to be consistent with future development plans for the site. A Future Land Use of Planned Development Area was adopted for the adjacent parcel to the west of the subject site. The staff recommends that the adjacent designation of Planned Development Area would also be appropriate for the subject site given that the applicant's future development plans have yet to be determined.

CPC Action: Modified approval to change from Residential Low Density Pre-War to Planned Development Area.

Reconsideration: The CPC has received comments at a public hearing expressing concern about the requested Institutional future land use designation. The CPC has not received any opposition to the recommended modified approval to Planned Development Area. The applicant has agreed to the Planned Development Area designation. The staff maintains its original recommendation of modified approval.

Recommendation: Reaffirm modified approval of change to the Planned Development Area designation.

Request Number: PD 9-16

Applicant: City Planning staff

General Area: The subject site includes all lots bounded by Means Avenue, Irby Street, Hansbrough Avenue, and Hayne Boulevard except for those lots with frontage on Irby Street or Hayne Boulevard.

Request: Change from Residential Single Family Post War to Residential Multi-Family Post War

CPC Action: Approval of change to Residential Multi-Family Post War

Reconsideration: At the request of Council District E office, this amendment was referred to the City Planning Commission for a closer examination.

The area in question consists of two distinct parts. Between Means and Symmes Avenues, each lot is developed with slab-on-grade, mostly occupied, multi-family units with four to six units per building. Between Symmes and the extension of a now-closed block of Hansbrough Avenues – fronting on Symmes - there is a large vacant land area and an unoccupied meeting hall/fraternity house. Multi-family buildings fronting on Weaver Avenue back up to the vacant land, and the parking area for these buildings includes a portion of the now-closed Hansbrough Avenue. These neighboring multi-family buildings are of good design and in good condition, while the buildings on Means and Symmes Avenues are of poor design and condition. The entire amendment site is within a C-2 General Commercial District.

Generally, the CPC staff has recommended a multi-family residential future land use category for occupied multi-family residential developments within zoning districts that permit such developments. The properties on Means and the eastern side of Symmes Avenues meet that description. As described above, the western side of Symmes Avenue contains a substantial vacant land area in between the two multi-family residential areas.

Within the vacant land area, there are several large parcels with frontage on Symmes Avenue. Each parcel is approximately 200 feet deep, making the area less likely for single family development. Additionally, the parcels are in between multi-family residential uses. The staff believes that the most appropriate future land use category is multi-family residential.

Recommendation:	Reaffirm CPC approval of change to the Residential Multi-Family Post War designation.
Request Number:	PD 9-45
Applicant:	City Planning staff
General Area:	Lots fronting on Curran Road between Gannon Road and the rear property line of the lot at the corner of Sandpiper Drive and Curran Road.
Request:	Change from Residential Single Family Post War to Residential Low Density Post War

CPC Action: Approval of the change to Residential Low Density Post-War

Reconsideration: **At the request of Council District E office, this amendment was referred to the City Planning Commission for a closer examination.**

The lots in question are developed with five two-family dwellings and two multi-family dwellings with four units each. All of the dwellings are within an RD-2 Two Family Residential zoning district. Since the buildings are occupied, are currently within a Two-Family Residential District, and do not fit within the range of uses described in the Residential Single Family future land use category, the CPC staff maintains its original recommendation. The Residential Low Density Post War category includes two family dwellings within its range of uses.

Recommendation: **Reaffirm CPC approval of the change to a Residential Low Density Post-War designation.**

Request Number: PD 10 – 1.R

Applicant: Former Councilmember Jon Johnson

General Area: Area south of Dwyer and north of Peltier Drive

Request: Change from Residential Multi-Family Post-War to Residential Single-Family Post-War

Staff Comments: The requested area is a large undeveloped property owned by the Archdiocese of New Orleans. The current zoning for the requested area is RS-2 Residential Single Family and the Future Land Use designation is Residential Multi-Family Post-War. This future land use was designated based on plans approved in 2008 for the Mary Queen of Vietnam Retirement Housing Complex. To maintain a Future Land Use category that is compatible with this plan, the staff recommended no change to the Future Land Use Map. The staff has recently learned that the property is now planned for redevelopment as a new church, shrine, park, and community center for the Mary Queen of Vietnam Church.

CPC Action: No Change

Reconsideration: **At the request of Council District E office, this amendment was referred to the City Planning Commission for a closer examination.**

As indicated previously, the Archdiocese of New Orleans plans a new church, shrine, park, and community center for the Mary Queen of Vietnam Church on the subject site. A church official expressed a desire to maintain the existing designation. Representatives of the Eastern New Orleans Neighborhood Advisory Commission support the proposed future land use designation change. They state that there is sufficient multi-family and senior housing in New Orleans East already.

Recommendation: Reaffirm CPC action of no change to retain the Residential Multi-Family Post-War designation.

Request number: PD 11 – 1.R

Applicant: Gary LaGrange, Port of New Orleans

General Area: Area bounded by GIWW (north) and situated on both the west and east sides of Paris Road.

Request: Change from Natural Area to Industrial

Original Staff
Comments:

The subject site is an approximate 200 acre parcel of land south of the Gulf Intracoastal Waterway (GIWW) and situated on both the west and east sides of Paris Road. The site is operated by the Board of the Port of New Orleans (PONO) and utilized (in part) as a spoils depository resulting from dredging activities in the GIWW. PONO is actively marketing the area for future industrial uses with apparent interest from prospective users. The site is currently zoned Heavy Industrial (HI).

The staff is reluctant to recommend a Future Land Use change to Industrial without sufficient environmental impact documentation supporting the change. The site may contain sensitive wetland areas which boundaries and definitions are determined by the U.S. Army Corps of Engineers' (USACE) wetland delineation criteria. If wetlands areas are determined at the subject property, then a permit issued by the USACE should be required prior to any site development.

The staff understands the applicant's request as the current Heavy Industrial zoning does allow for industrial development. The applicant has stated that the subject property as well as surrounding areas along the GIWW have historically been zoned and utilized for heavy industrial uses. The adopted Master Plan Future Land

Use designation of Natural Area does not accommodate the intended future use of the property for industrial development. Given the site's historical use and designation, the staff feels that a modified approval for the Future Land Use of Planned Development Area (see definition below) may be appropriate until a wetlands determination, at a minimum, is documented by the USACE.

PLANNED DEVELOPMENT AREA

Goal: Allow for the potential development of large underutilized or underdeveloped parcels that are completely within the external levee protection system and only in areas that do not contain sensitive wetland environments.

Range of Uses: Recreational, residential, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred.

Development Character: The type and scale of new development would be determined through a multi-tiered planned development process that would require community input and city approval. Large-scale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred.

CPC Action: Modified approval to change the designation of Natural Area to Planned Development Area.

Reconsideration: The New Orleans City Council has recommended that further review be taken regarding the above request. To clarify whether the property should be considered wetlands, the staff contacted the Director of the New Orleans Mayor's Office of Coastal and Environmental Affairs. The Director consulted with the United States Army Corp of Engineers (USACE), New Orleans Division, Chief of Surveillance and Enforcement, for such a determination. The USACE representative stated that he did not find a determination covering the whole area, but said the nearby waterways would be identified as "Waters of the U.S." with the vegetated fringe being identified as wetlands. The staff followed up with the USACE representative to request a determination be performed on the entirety of the petitioned site on behalf of the City of New Orleans. USACE stated that permission from the land owner, Port of New Orleans (PONO), must be demonstrated prior to submission of such a request. A representative of PONO had stated previously that the applicant anticipates some portions of the

properties north and south of the GIWW to be wetlands but to date the staff is not aware of the Port initiating contact with the USACE. The representative further clarified that PONO will follow all environmental regulations established by the USACE and other federal and state agencies. Therefore, the staff considers the site to be suspected wetlands and recommends retaining the designation of Planned Development Area.

Recommendation: Reaffirm modified approval to change to the Planned Development Area designation.